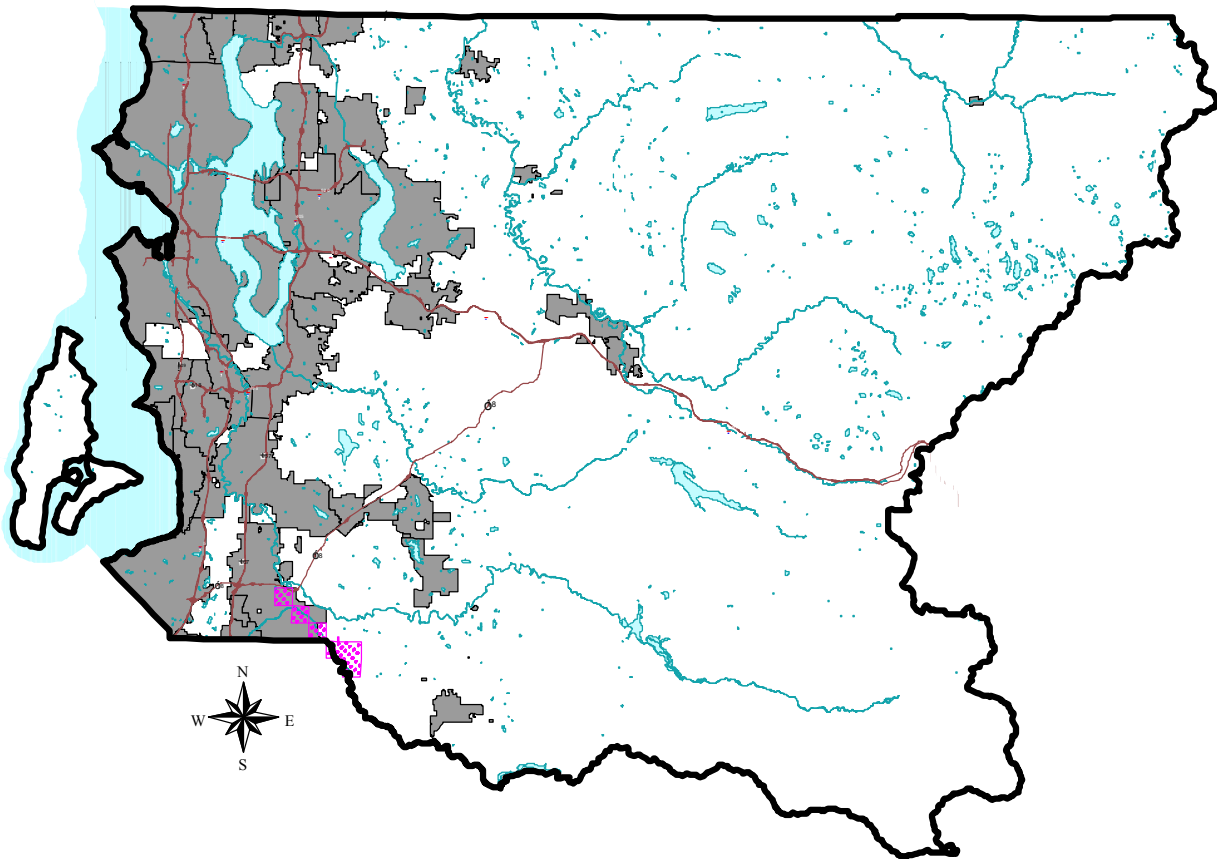


IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 42, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 43 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2002

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2002 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,423,176
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	351,136
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,774,312

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2002 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	601,000
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	127,000
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	728,000

Population and Household and Forecast King County 2000 - 2022

King County <u>POPULATION</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
	-----	-----		
Total Population	1,507,300	1,737,000	2,048,500	+ 311,500
Urban Population in Households	-----	1,562,600	1,844,600	+ 282,000

King County <u>HOUSEHOLDS</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
U R B A N :	576,800	662,900	814,800	+ 151,900
Cities	431,700	584,900	723,400	+ 138,500
Unincorporated	145,100	78,000	91,400	+ 13,400
R U R A L :	39,000	48,000	54,000	+ 6,000
KING COUNTY TOTAL	615,800	710,900	868,800	+ 157,900

Note: The term forecast refers to a prediction based on past trends. The year 2022 household forecast was derived from a population forecast prepared by OFM in 2002. That forecast predicted a Countywide increase of about 311,500 persons between 2000 and 2022. No official OFM population forecast is available for cities or other subcounty areas.

Source: U S Census 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age

King County, 1990 and 2000

Age	<u>1990 Census</u>		<u>2000 Census</u>		<u>1990 - 2000</u>	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	105,321	6.1%	397	0.4%
5 - 9	98,828	6.6%	111,162	6.4%	12,334	12.5%
10 - 14	87,519	5.8%	109,992	6.3%	22,473	25.7%
15 - 19	87,664	5.8%	108,261	6.2%	20,597	23.5%
20 - 24	113,613	7.5%	116,597	6.7%	2,984	2.6%
25 - 34	300,762	20.0%	294,443	17.0%	(6,319)	-2.1%
35 - 44	270,094	17.9%	308,823	17.8%	38,729	14.3%
45 - 54	162,636	10.8%	259,136	14.9%	96,500	59.3%
55 - 59	58,707	3.9%	83,442	4.8%	24,735	42.1%
60 - 64	55,480	3.7%	58,085	0.03	2,605	4.7%
65 - 74	97,622	6.5%	88,884	5.1%	(8,738)	-9.0%
75 - 84	52,420	3.5%	68,348	3.9%	15,928	30.4%
85+	17,050	1.1%	24,540	1.4%	7,490	43.9%
Total	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Census, 1990 and 2000.

Population by Race King County

	<u>2000 Census</u>	
	Persons	%
<u>Non-Hispanic</u>	1,641,792	94.5%
<i>White</i>	1,275,127	73.4%
<i>African American</i>	91,798	5.3%
<i>Asian</i>	186,615	10.7%
<i>Pacific Islander</i>	8,737	0.5%
<i>Native American</i>	14,278	0.8%
<i>Other</i>	4,577	0.3%
<u>Hispanic</u>	95,242	5.5%
<u>Two or More Race</u>	60,660	3.5%
<u>TOTAL POPULATION</u>	1,737,034	100%

Source: US Census 2000 (PL94-171 data).

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race. However, this table treats Hispanic and non-Hispanic persons separately, so that numbers do add to total population.

Estimated Change in Population by Race King County, 1990 and 2000

	<u>1990</u>		<u>2000</u>		<u>1990 - 2000 Change</u>	
	Persons	%	Persons	%	Persons	%
<u>Non-Hispanic</u>						
<i>White</i>	1,256,345	83.3%	1,275,127	73.4%	18,782	1.5%
<i>Black / African American</i>	74,851	5.0%	91,798	5.3%	16,947	22.6%
<i>Asian / Pacific Islander</i>	115,822	7.7%	195,352	11.2%	79,530	68.7%
<i>Native American</i>	15,963	1.1%	14,278	0.8%	(1,685)	-10.6%
<i>Other</i>	16,409	1.1%	4,577	0.3%	(11,832)	-72.1%
<u>Hispanic</u>	44,337	2.9%	95,242	5.5%	50,905	114.8%
<u>Two or More Race</u>	na	na	60,660	3.5%		
TOTAL:	1,507,319	100.0%	1,737,034	100.0%	229,715	15.2%

Source: US Bureau of Census (PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management.

Median Household Income for King County and Per Capita Personal Income 1990 - 2002

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$45,682	\$25,492	2.2%
2001	\$61,400	1.857	\$33,064	6.00%	\$45,965	\$24,752	-2.9%
2002	\$65,400	1.893	\$34,548	4.49%	NA	NA	NA

NA = not available.

** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

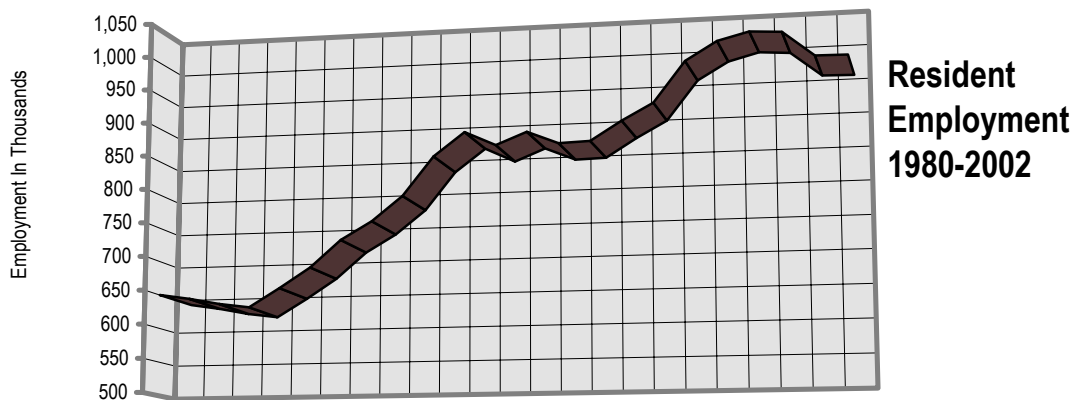
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

Source: For median household income, US Department of HUD annual estimate of median household income by county. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division, Survey of Current Business, April 1995; and Puget Sound Regional Council estimates, 1995. 1993 - 1996 personal income data was updated by BEA in 1998.

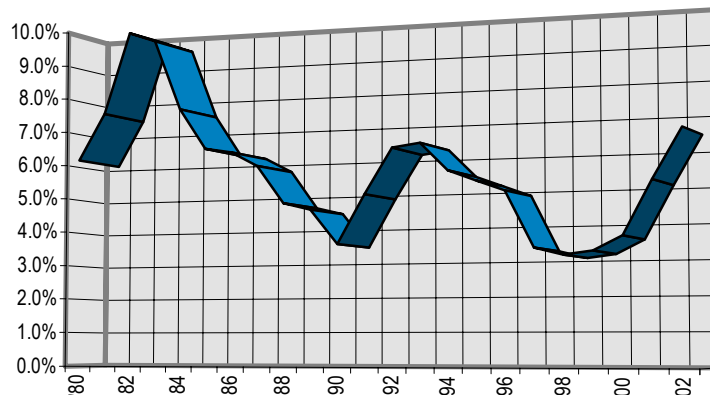
Resident Civilian Labor Force and Employment

King County, 1980-2002

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,028,700	995,900	32,800	3.2%
2000	1,029,200	992,500	36,700	3.6%
2001	1,008,900	957,400	51,600	5.1%
2002	1,022,300	955,900	66,400	6.5%



**Percent
Unemployed
1980 - 2002**



Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised in 2003.

Source: Washington State Employment Security Department, 2003.

Nonagricultural Wage and Salary Workers in King County
2000 - 2002, Using "NAICS" Reporting Scheme *
Average Annual Employment in King County by Sector

INDUSTRY	2000	2001	Prelim. 2002
GOODS PRODUCING	206,300	196,900	179,100
Natural Resource & Mining	1,300	1,300	1,100
Construction	66,900	63,700	59,100
Manufacturing	138,100	131,900	118,900
Durable Goods	105,000	101,600	90,700
Fabricated Metal Products	6,900	6,700	6,300
Computer & Electronic Products	13,300	12,500	11,400
Transportation Equipment	58,800	58,000	51,200
<i>Aerospace Products & Parts</i>	<i>53,400</i>	<i>54,100</i>	<i>47,300</i>
Non-Durable Goods	33,100	30,300	28,300
Food Products	12,300	11,400	10,200
SERVICES PRODUCING	985,000	973,400	948,200
Trade, Transportation & Utilities	242,300	236,600	225,600
Wholesale Trade	67,000	65,700	63,600
Retail Trade	122,500	119,600	114,600
Transportation, Warehousing, Utilities	52,800	51,400	47,400
Information	71,500	72,600	69,200
<i>Software Publishers</i>	<i>31,400</i>	<i>34,500</i>	<i>34,700</i>
Telecommunications	19,900	20,600	19,300
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	76,900
Professional & Business Services	187,800	174,700	162,700
Professional, Scientific & Technical Services	90,300	89,900	81,500
Management of Companies	21,000	20,500	20,800
Admin. Support, Waste Management	76,500	64,400	60,400
Employment Services and Temp's	40,200	28,400	25,200
Educational & Health Services	108,700	111,300	113,300
Educational Services (private) & Social Assistance	35,200	35,600	36,200
Hospitals, Health Care & Residential Care	73,400	75,700	77,100
Leisure & Hospitality	102,500	102,300	99,300
Food Service and Drinking Places	70,100	70,700	68,900
Other Services	39,900	39,300	39,700
Government & Education	154,600	158,000	161,500
Federal Government	22,000	21,400	21,800
State Government including Education	50,400	52,000	53,200
Local Government including Education	82,200	84,700	86,500
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,127,400

* **Note:** This table is reported under "NAICS", the new classification scheme for employment in the United States.

NAICS, the North American Industrial Coding System, replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page.

Note: This table reports on job locations in King County, not residents of King County.

Source: Washington State Employment Security Department, 2003

Jobs and Wage Level by Industry

King County 1990 - 2002

INDUSTRY	1990		1991		1992		1993		1994	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,100	\$30,400	9,600	\$32,400	9,200	\$33,000	8,500	\$29,300	8,200	\$30,000
Mining	400	\$29,500	400	\$31,700	400	\$35,500	400	\$39,500	500	\$39,900
Construction	48,400	\$27,000	46,200	\$29,000	46,500	\$23,000	44,100	\$31,200	43,500	\$32,000
Manufacturing	171,500	\$34,900	166,100	\$36,500	161,300	\$39,400	149,300	\$38,500	139,800	\$39,800
Trans. & Public Utilities	60,500	\$31,900	60,000	\$33,200	60,800	\$34,800	60,100	\$35,900	61,800	\$36,600
Wholesale Trade	67,600	\$31,100	67,500	\$33,000	66,300	\$35,000	68,100	\$35,300	69,800	\$36,500
Retail Trade	154,800	\$15,000	152,400	\$15,800	152,500	\$16,700	153,900	\$16,700	157,900	\$17,300
Finance, Insur., & Real Est.	65,800	\$29,400	64,300	\$30,900	64,500	\$34,500	65,200	\$36,000	65,900	\$35,300
Services	228,200	\$22,100	230,000	\$24,500	237,000	\$27,700	250,100	\$27,000	256,900	\$28,700
Government	117,300	\$27,400	121,500	\$28,900	125,700	\$30,400	127,600	\$31,800	128,500	\$32,700
TOTAL	923,700	\$26,100	918,000	\$27,800	926,300	\$30,000	927,300	\$29,900	932,800	\$30,700

INDUSTRY	1995		1996		1997		1998		1999	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	8,000	\$31,800	8,100	\$29,000	8,631	\$29,632	9,333	\$28,869	9,539	\$30,564
Mining	550	\$38,600	500	\$37,800	510	\$42,414	520	\$44,206	527	\$42,884
Construction	43,500	\$33,700	45,700	\$35,100	49,530	\$37,180	54,202	\$38,585	57,485	\$40,805
Manufacturing	135,800	\$41,700	140,100	\$43,300	153,470	\$44,621	159,662	\$45,782	152,427	\$48,902
Trans. & Public Utilities	64,000	\$38,000	84,200	\$39,000	69,609	\$40,801	72,510	\$43,173	75,154	\$44,367
Wholesale Trade	72,900	\$38,000	74,400	\$40,100	76,402	\$42,197	79,124	\$45,277	79,419	\$46,420
Retail Trade	163,100	\$17,600	169,200	\$18,500	173,727	\$19,502	181,492	\$21,081	186,214	\$22,992
Finance, Insur., & Real Est.	63,800	\$37,500	66,300	\$39,700	65,940	\$45,022	70,261	\$48,968	72,219	\$47,988
Services	269,000	\$31,300	364,300	\$34,400	310,401	\$41,037	329,216	\$49,910	345,920	\$58,893
Government	130,900	\$33,300	37,400	\$41,000	136,179	\$35,462	139,005	\$36,724	141,487	\$37,716
TOTAL	951,550	\$32,200	990,300	\$34,400	1,044,399	\$37,299	1,095,325	\$41,275	1,120,391	\$45,154

INDUSTRY	2000		2001		2002	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,716	\$30,984	9,583	\$31,679	9,198	\$33,797
Mining	581	\$45,250	559	\$45,373	518	\$45,755
Construction	62,991	\$43,315	59,006	\$44,503	54,683	\$45,528
Manufacturing	144,266	\$54,233	139,678	\$54,471	125,859	\$60,671
Trans. & Public Utilities	79,815	\$50,104	79,570	\$52,204	73,306	\$55,196
Wholesale Trade	80,701	\$51,742	75,179	\$53,359	72,045	\$53,671
Retail Trade	193,402	\$25,803	191,154	\$25,553	184,310	\$26,477
Finance, Insur., & Real Est.	72,237	\$52,340	74,938	\$54,554	74,481	\$57,037
Services	377,249	\$58,929	368,780	\$54,950	356,987	\$52,649
Government	145,006	\$39,558	148,496	\$44,569	151,954	\$43,146
TOTAL	1,165,964	\$47,242	1,146,943	\$47,232	1,103,341	\$47,902

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.

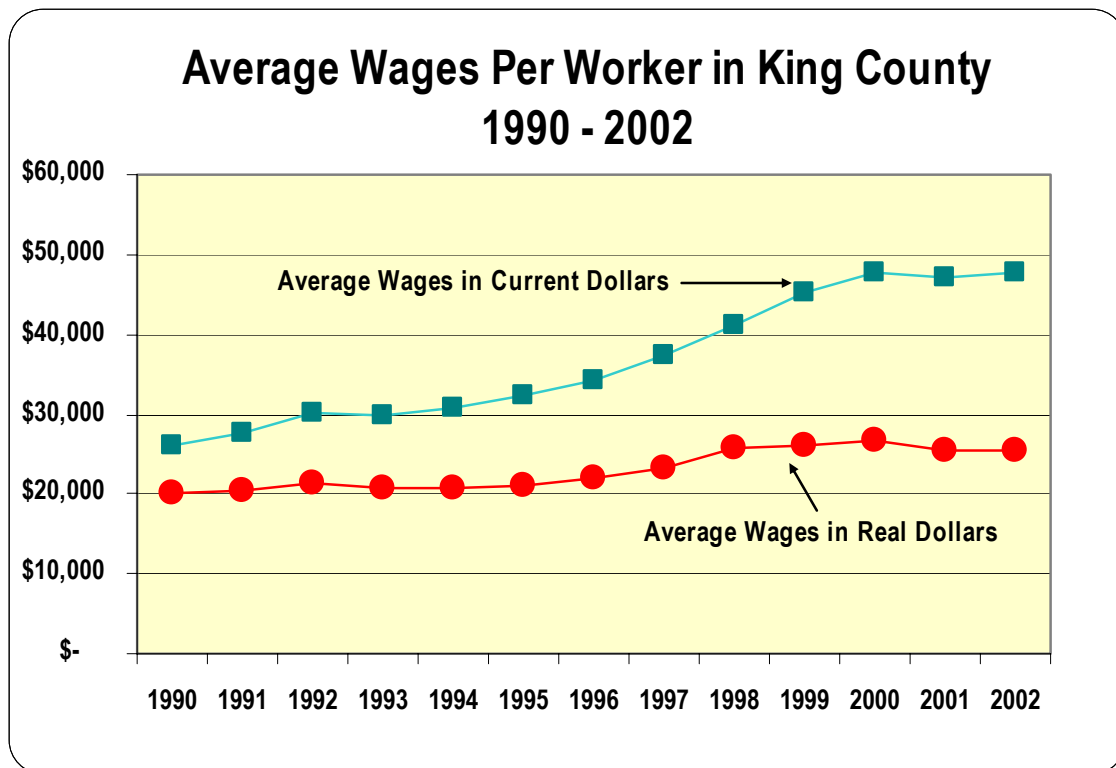
Source: Employment and Payrolls in Washington State By County and Industry Washington State Employment Security Department.

Jobs and Wage Level by Industry

King County 1990 – 2002

Trend Analysis:

Despite the slowing economy, the average wage in King County increased 1.7% to \$47,900 in 2002, resuming a decade-long trend of increasing wages. The average had declined slightly in 2001. Wages in real dollars rose an average of 2.5% per year during the 1990s in contrast to stagnation of real wages during the 1980s. This overall average blends high wages in manufacturing, finance, and computer services with lower wages in retail, non-professional services, education, agriculture, and government. When the earnings of the software sector are excluded, the average earnings of all other workers in the County averages about \$43,350 – up nearly 8% from 2001. However, there are still many workers whose jobs do not pay a “family wage”. The Northwest Job Gap Study, published by the Northwest Policy Center at the University of Washington, defines a “living wage” as one which “allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead. It is not a poverty wage.” Using this latter definition, a needs-based budget for King County in 2000, indicated that a family of three, with one working adult, one toddler, and one school-aged child, would have needed to make at least \$20 per hour. This “family wage” was equivalent to the average wage for the County when the computer software and services sector was excluded. However, it was three times the minimum hourly wage.



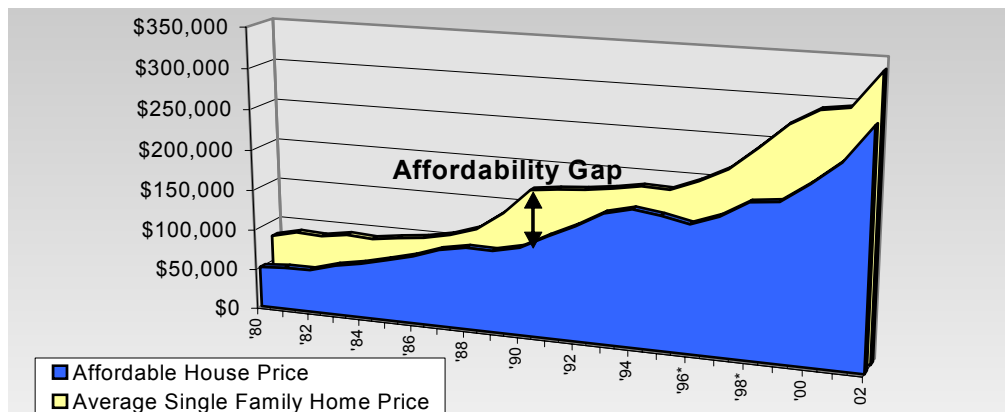
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2002

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$72,643)
2000	7.25%	\$55,900	\$289,800	(\$76,500)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$65,400	\$338,000	(\$53,800)

The Housing Affordability Gap, 1980 - 2002



Interest rate, house price data- Seattle Everett Real Estate Research Report.
Source:
 King County Housing Affordability Monitoring Reports (1988 - 1996).
 Multiple Listing Service.

Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

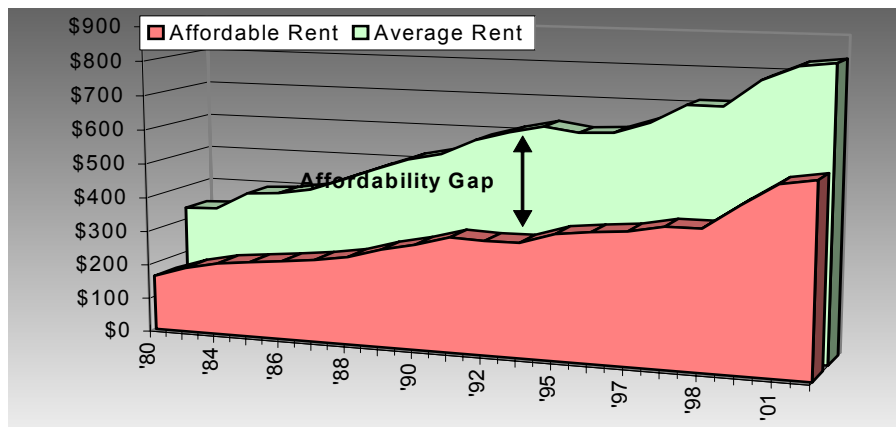
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data since 1996 are from Northwest Multiple Listing Service.

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2002

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$308)
1999*	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$43,877	\$21,938	\$838	(\$290)

The Low Income Rental Affordability Gap 1980-2002



Median income - Strategic Mapping Information Services. Renter income percentage- 1990 U.S. Census.

Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

Sources:
King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

*Method of calculating average rent changed in 1995.